

\$365,000 - 105 Fonda Court Se, Calgary

MLS® #A2228791

\$365,000

2 Bedroom, 1.00 Bathroom, 985 sqft
Residential on 0.08 Acres

Forest Heights, Calgary, Alberta

This lovely bi-level half-duplex is located on a large corner lot in a quiet cul-de-sac in the family-oriented neighbourhood of Forest Heights. The upper level features an open-concept design and hardwood flooring. The living room is graced with a wood-burning fireplace for those cooler winter evenings. Large windows overlook the spacious west-facing front yard, where you'll enjoy the sight and scent of mature lilac bushes in the spring. The dining area opens onto a large 150 sq. ft. recently restained rear deck, with steps leading to the fully fenced backyard complete with a spacious 110 sq. ft. storage shed and a fire pit. Here, you can relax, entertain family and friends, and provide your pet with a safe place to roam. The kitchen features a refrigerator, dishwasher, stove with over-the-range microwave/vent, and an Insinkerator garbage disposal. You'll find ample storage space in the floor-to-ceiling cabinets. New flushmount light fixtures, each with adjustable colour tones, give a modern flair. A laundry area with a sleek-looking full-sized, stacked washer and dryer completes the main floor. On the lower level, you will find two bedrooms, a four-piece bathroom with in-floor heating, furnace room, and storage area. New upgrades on this level include carpet, furnace, hot water tank, toilet, light fixtures, and door hardware. A security system is already installed with the option to transfer it into the new owner's name. With fresh paint throughout, the space is ready for your



personal touch. A 2-car parking pad provides convenient off-street parking. This home is steps away from access to an extensive pathway system and a large dry pond area with a baseball diamond and excellent winter sledding hills. Nearby youâ€™ll find shopping, schools, all community services, and easy access to downtown via Memorial Drive, the Marlborough C-Train station, and bus routes.

Built in 1978

Essential Information

| | |
|----------------|------------------------------|
| MLS® # | A2228791 |
| Price | \$365,000 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 985 |
| Acres | 0.08 |
| Year Built | 1978 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey Split, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 105 Fonda Court Se |
| Subdivision | Forest Heights |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2A6B5 |

Amenities

| | |
|----------------|-------------|
| Parking Spaces | 2 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|--|
| Interior Features | Laminate Counters, No Smoking Home, Open Floorplan |
|-------------------|--|

| | |
|-----------------|---|
| Appliances | Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating | In Floor, Fireplace(s), Forced Air, Natural Gas, Wood |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Fire Pit, Garden, Private Yard, Storage |
| Lot Description | Back Yard, See Remarks |
| Roof | Asphalt Shingle |
| Construction | See Remarks, Stucco, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

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|----------------|----------------|
| Date Listed | June 9th, 2025 |
| Days on Market | 68 |
| Zoning | R-CG |

Listing Details

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|----------------|---------|
| Listing Office | ComFree |
|----------------|---------|

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